



Woburn Road

Heath And Reach, Leighton Buzzard, LU7 0AR

Price £350,000



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QUARTERS

YOUR NEXT MOVE

Woburn Road

Heath And Reach, Leighton Buzzard, LU7 0AR

Quarters are delighted to offer for sale this three bedroom end of terrace home in the highly desirable village of Heath and Reach. The village boasts a wealth of amenities, such as local shops, pubs, the Greensand Trust managed Rushmere Country Park and St Leonards lower school (Ofsted rating Outstanding). The property is presented to the market in good order with accommodation comprising: Lounge, dining room, kitchen, utility room, cellar, family bathroom, three bedrooms and a bonus loft room,. Additional benefits include gas central heating, private rear garden and a good sized outbuilding which would be suitable for conversion to a home office, if desired. Viewing is highly recommended.

Location:

Woburn Road is situated in the heart of the leafy and desirable village of Heath and Reach. Local amenities are in abundance with shops, homely public houses, good school catchment and a range of walks and footpaths which include Rushmere and Stockgrove Country Parks among it's many close by attractions. The village is well situated for transport connections, with the A5 in close proximity, and Leighton Buzzard mainline station just an 8 minute drive away, which boasts trains to London Euston in as little as 30 minutes.

Ground Floor:

Enter via the front door into a spacious lounge which features a beautiful log burner in the heart of the room and there are stairs to the first floor. Through an arch way is the dining room which is off the lounge, and from here there is a courtesy door to the well proportioned cellar. A window to the rear aspect brings in plenty of light. The kitchen is bright and airy and is fitted with a range of wall and base level units with plenty of worktop space, integrated hob and oven and a good sized breakfast bar, plus there is a door to the back garden. Off the kitchen is a utility room which has space for various white goods to suit all needs. The generous bathroom is situated at the rear of the property and is fitted with a four piece suite comprising of low level WC, corner shower, vanity hand wash basin and panel bath.





Cellar:

The cellar is accessed via a door and stairwell from the dining room. The room is currently being used for storage.

First Floor:

The landing provides access to two of the three bedrooms and the bonus loft room. The master bedroom sits at the front aspect of the property and is a well proportioned room with a bright and airy feel. A feature fireplace sits at the heart of the room and provides character features. Bedroom two is off of bedroom three and sits to the rear aspect. The space can allow for various furnishings. Bedroom three is a good sized bedroom with fitted wardrobes and an airing cupboard which houses the central heating boiler.

Loft Room:

The loft room is accessed via a pull down ladder. It is a great bonus space and is currently used as an office by the current owner. There is built in eaves storage and two skylights.

Outside:

To the front is a paved area, path to front door and a side gate to the alleyway. At the rear of the property is a generous private rear garden with a range of spaces for planting shrubbery, some paved patio areas, and a neat lawn. There is a generous outbuilding which the current owners use for storage, and this would be suitable for conversion to a home office if desired.

Agency Note:

The loft room is not converted to full building regulations.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk